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- MISSION STATEMENT:** "Our Mission is to encourage and promote safe, quality development & construction in the City of Salina."

- PME Meeting:** The next meeting of the Plumbing, Mechanical and Electrical Contractors will be Wed. December 6, 2006, 7:00 pm at the Bi-Centennial Center.

- BUILDING ADVISORY BOARD:** The next meeting of the BAB will be October 10, 2006, 4:00 pm in Room 107 of the City/County Building.

- CONGRATULATIONS** to Darwin Myers, Sue Cline and Sean Pilcher. These staff members recently obtained ICC certifications in Residential Home Inspection, Permit Technician and Plumbing Inspector respectively.

- ◆ **WELCOME!** Dustin Herrs is a new addition to the Planning staff. Among Dustin's many duties as an assistant planner are building permit plan review, and review of planning applications such as rezoning and variances.

September 2006
20th Edition

DEVELOPMENT SERVICES NEWSLETTER

CITY ANTICIPATES BUILDING PERMIT FEE INCREASE FOR 2007

City staff will bring a proposal to increase building permit fees before the Building Advisory Board at the Board's October meeting. The last fee increase enacted by the city was in January of 2004.

Staff will propose a two pronged approach to increasing fees. The city determines building permit fees for new construction by first establishing a value for the project through the use of a valuation table which establishes an average square foot cost for various combinations of occupancy and construction types. The table currently in use by the city is a modification of a table that was published annually by the International Conference of Building Officials (ICBO) until that organization merged into the International Code Council (ICC) 3 years ago. Since ICBO no longer exists, that table is no longer revised and republished each year. In the intervening period since the last ICBO table was published (April 2003) and adopted (January 2004), the city has used the same table without any increases, even though it is commonly recognized that costs have continued to increase in the last 3 years. One of staff's goals is to move to a new table that is published annually by the ICC. Similar to the previous table, the new table is based on national averages for cost of construction; however, unlike the previous table it does not provide any regional modifiers and consequently the square foot costs would be inordinately high for some types of buildings and construction in our area. Using the considerable amount of statistical data that we have available from all of the permits for new buildings and additions that have been issued in the past three and a half years, Staff has been able to develop modifiers that we believe can be consistently applied to ICC's table in order to produce averaged numbers that are much closer to actual local costs.

Since the cumulative cost of construction in the last three and a half years has risen sharply, it was necessary to revise the current fee schedule downward to avoid a similarly large cumulative percentage increase in fees. However, since the cost of construction has escalated faster for some types of occupancies such as restaurants and hospitals than for other groups such as storage buildings and factories, the subsequent fees for some types of buildings will go up, while the fees for some other types of buildings may actually go down, depending on the combination of use and construction type.

The fee increase proposed in the fee schedule that staff is recommending would anticipate an increase in the range of 5 percent in total permit revenues. The fees for certain types of buildings would surpass that percentage, once again because the cost of construction for those buildings has increased more than it has for other types of buildings. Our research indicates that the average fees would still be lower than those of our peer communities. It is our goal to continue to provide the highest level of qualified and professional customer service in the most economical fashion for our citizens.

The Building Advisory Board does not have the authority to change/ approve building permit fees, so the presentation to them at the October 10, 2006 meeting will be for their input in an advisory capacity. City staff will then bring the proposed fee changes to the City Commission sometime this fall for their consideration, input, and action.

Multiple Occupant Buildings and Service Disconnects

In our ever changing economy, it is not unusual to see property owners remodel tenant spaces in buildings to provide larger or smaller spaces to fit the needs of their potential tenants. One common requirement that is often not addressed by the designers and/or electricians in these changes is the requirement for tenant access to disconnecting means for the circuits serving their tenant space as required by NEC article 230.72(C).

Many times we see applications for tenant finish permits where an owner simply wants to "zone" off an area or areas of a building with as little reconstruction as possible. Typically there is a single electrical service for the entire building along with a single distribution panel and little thought is given to any need for changing the electrical wiring which services the separate tenant space or spaces. If the main disconnect panel is in a portion of the building to which all of the building tenants do not have access, this would create a violation of the code unless the building owner provides 24 hour building maintenance service. In those cases where the main panel is not accessible to every tenant, it would be necessary to provide a sub-panel in each tenant space that would disconnect all the circuits serving that space.

This is not a new code requirement, nor a change in our existing enforcement, but rather a reminder that this issue needs to be considered when estimating the costs for these types of tenant finish projects. Of course we would be open to discussing other alternative options that would provide an equivalent level of safety when these types of changes are proposed for existing buildings in which rewiring the new tenant space would be difficult. Staff would be more than happy to answer any more detailed questions that you might have regarding this matter.

SOLVING PROBLEMS—QPR

The City of Salina has a **Quick Problem Resolution** process to resolve concerns between city staff and developers, owners, contractors and architects. If you have an issue related to development and cannot resolve that with an inspector or other staff in their department, please contact **Amy Lange, Development Coordinator, at 309-5715** to initiate a quick problem resolution meeting. It is our goal to solve problems quickly to keep your projects moving ahead.

We're Glad You Asked!

Q: Can water and sewer service lines be installed in the same trench?

A: Yes under certain conditions. If the sewer is constructed of clay or other materials which are not approved for use within a building, that water line must be installed on a solid shelf that is at least 12" higher than the top of the sewer. However, UPC Table 7-7 also requires that all water service piping must be separated horizontally from the sewer line by a minimum of 12". This is usually not an issue because common trenches are typically dug with a backhoe bucket that is large enough to provide the separation. However, it is still important to make sure that the lines are actually installed in the trench to maintain the separation.

Q: Is the city now enforcing the plumbing code requirements for double fixture fittings instead of double sanitary tees?

A: Yes, our enforcement of that provision has been in effect for quite some time. While we are on the subject of DWV fittings, we would like to take this opportunity to remind you that when fixture vents are horizontally offset below the rim of the fixture that they serve then all of the fittings in the offset must be approved drainage fittings. Sanitary tees cannot be installed on their back or side when they serve any portion of a vent below the fixture rim.

Q: Are there any instances where I am required to use moisture resistant (green) sheetrock in residential construction?

A: Yes, the IRC specifically requires that if gypsum board is used as the backer for the adhesive application of ceramic tile, or other non-absorbent wall finish materials such as fiberglass tub or shower surrounds, the gypsum board must be moisture resistant.

All You Have To Do Is Ask!

Please submit your question via e-mail to:
building.services@salina.org

We will be happy to answer it and we might include it in our next newsletter!

Staff Certifications and Licenses

From time to time Building Services staff receives questions or comments about the credentials of our building inspectors and other staff members. The Building Services Division places a high priority on training and certifications and believes that these certifications and licenses as well as other training opportunities enhance our ability to consistently provide a high level of customer service.

The Building Services Division has ten employees who are dedicated to improving their knowledge of all aspects of code enforcement including plan review, administrative functions, and code interpretations. By doing so we are also able to improve customer service with our contractors, design professionals, developers and property owners. All of our inspectors are currently certified in at least one inspection discipline and their inspection assignments are generally limited to their certified discipline of expertise. Currently the staff in Building Services **collectively** holds the following certifications and licenses.

ICC (International Code Council) certifications*:

- ⇒ 1 Certified Building Official
- ⇒ 2 Certified Building Inspectors
- ⇒ 3 Certified Plans Examiners
- ⇒ 1 Certified Plumbing Inspector
- ⇒ 1 Certified Mechanical Inspector
- ⇒ 2 Certified Electrical Inspectors
- ⇒ 1 Certified Combination Inspector
- ⇒ 1 Certified Combination Dwelling Inspector
- ⇒ 1 Certified Residential Electrical Inspector
- ⇒ 2 Certified Permit Technicians
- ⇒ 1 Certified Residential Building Inspector

IAPMO (Int'l Assoc. of Plumbing & Mechanical Officials) certifications*:

- ⇒ 4 Certified Plumbing Inspectors
- ⇒ 3 Certified Mechanical Inspectors

Others-AACE – American Association of Code Enforcement*:

- ⇒ 1 Certified Housing Enforcement Officer

Experior Assessments:**

- ⇒ 2 Master Plumber with Gas
- ⇒ 1 Master Electrician
- ⇒ 1 Journeyman Mechanical

- ◊ * The ICC, IAPMO and AACE tests are designed for permit and inspection staff to certify their ability to understand and manage issues related to code compliance in the various disciplines.
- ◊ ** The Experior Assessments are the same tests given to the trades. These tests are required in order to be licensed in the City of Salina.

Each of these licenses and certifications have requirements for continuing education in order to maintain them in good standing.

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**Visit the City Website
at www.salina-ks.gov**

The Building Services Div. has its own web page, accessible from the City's Homepage. Other city departments also have information available on this website. To view a specific department web page, click on Departments. The website contains a variety of useful information including permit forms, fees, local code amendments, past newsletters, and public meeting agendas.

***** **You're Invited** *****

**Discussion Forum Regarding
Construction / Material Specifications And
Engineering Design Criteria For
Public Infrastructure Improvements
(Streets, Storm Drainage, Water & Wastewater Systems)**

Thursday, September 28, 2006

2:00-4:00 pm

City County Building, Room 107
300 W. Ash Street, Salina, KS

Discussion Topics

Possible Changes or Updates to the City's:

- ◆ Construction / Material Specifications
- ◆ Engineering Design Criteria

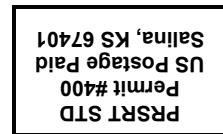
(For Public Streets, Storm Drainage, Water & Wastewater Systems)

Please RSVP by September 25, 2006 to Amy Lange

Development Coordinator

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